

RENTON CITY COUNCIL
Regular Meeting

March 27, 2006
Monday, 7:00 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; TONI NELSON; DAN CLAWSON; TERRI BRIERE; MARCIE PALMER; DON PERSSON. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL EXCUSE ABSENT COUNCILMAN DENIS LAW. CARRIED.

**CITY STAFF IN
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; LINDA HERZOG, Interim Assistant to the CAO; COMMANDER FLOYD ELDRIDGE, Police Department.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- ✱ Join the celebration at the Spring Festival at the Piazza on April 22nd, from noon to 5:00 p.m., which features arts and crafts booths, food, music, entertainment, kids' booth, farmers market vendors, and master gardener displays.
- ✱ The second annual Mayor's Planting Day takes place on April 22nd, from 8:00 a.m. to noon. Volunteers will help plant street trees along Williams and Houser Streets in Downtown Renton in recognition of Earth Day and Arbor Day.
- ✱ The Washington State Department of Transportation (WSDOT) will begin construction of a two-mile long northbound HOV lane on SR-167 between 15th St. SW and 15th St. NW in Auburn in late April or early May. Crews will also widen most on-ramps between 15th St. NW and S. 180th (SW 43rd) St. in Renton. WSDOT expects to complete the project in Fall 2007. In 2008, WSDOT will convert the new HOV lane to a High Occupancy Toll (HOT) lane for the HOT lanes pilot project.

Public Safety: Calling 911

Noting a recent missing child incident, Chief Administrative Officer Jay Covington encouraged citizens to call 911 to report incidents such as a found or missing child.

AUDIENCE COMMENT
Citizen Comment: McOmber -
Highlands Sub-Area Plan

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, spoke on the topic of the Highlands redevelopment. He indicated that with the help of the City, the affected property owners and residents can find a better way of improving the area than what is being proposed by the City. Mr. McOmber stated that the suggested development would be too expensive for low-income people to reside. He pointed out that the housing market has improved, and that the existing houses can be fixed up. Mr. McOmber expressed concern regarding the potential use of eminent domain, stating that the main responsibility for improving the area belongs to the people who can solve problems in the Highlands area with leadership and help.

Councilman Corman emphasized that the City welcomes input regarding the Highlands redevelopment, and asked that citizens be specific and candid regarding their concerns. Stating that the City wants to do the best possible job it can, he acknowledged that there will not be agreement on every detail, but many people want to accomplish the same things. Mr. Corman pointed out that the project area is just a small percentage of the Highlands area, which is ripe for redevelopment. He noted that redevelopment will also help real estate sales in areas outside of the project area as people realize that the area is going to be improved.

Citizen Comment: Petersen -
Highlands Sub-Area Plan

Inez Petersen, Secretary of the Highlands Community Association (HCA), 3306 Lake Washington Blvd. N., #3, Renton, 98056, also spoke on the topic of the Highlands redevelopment. Ms. Petersen displayed an e-mail that was sent to the Mayor and Council and stated she received no response to her request for a meeting. Ms. Petersen also displayed a City environmental notice of land use application and proposed determination of non-significance, pointing out that a higher density zone is not "non-significant."

Continuing, Ms. Petersen read from the March 2006 issue of the HCA newsletter, which posed questions such as: how will the City accumulate properties; why blight an entire neighborhood when there are tools in place to address the problems; and what about low interest loans, aggressive code enforcement, and more police. She stressed that blighting the entire neighborhood affects not only the homes in poor condition, but also the well-maintained homes. In conclusion, Ms. Petersen stated that HCA supports Option B of the City's proposed Highlands Redevelopment Strategy.

Mayor Keolker stated that she wants to know for whom Ms. Petersen is speaking, and requested a list of the HCA members.

Regarding code enforcement and police, Councilman Corman indicated that the subject area, which is three percent of Renton's land mass, uses approximately twenty percent of those resources. Saying that this is not an efficient use of resources, Mr. Corman pointed out that if some of the problems can be solved through redevelopment, then police services can be used elsewhere in the City.

Chief Administrative Officer Jay Covington said he appreciates that a document used at the Council retreat was attached to the aforementioned HCA newsletter. Mr. Covington stressed that the City would only use eminent domain as a last resort, and only after all other options were exhausted. He explained that the City has a history of accumulating property for redevelopment projects, and eminent domain was not employed. With the exception of some right-of-way purchase, the City has almost always purchased property with the consent of the property owner.

Councilman Clawson pointed out that the percentage of property owners actually residing in the Highlands study area is small. He stated that staff will be contacting every affected property owner regarding the redevelopment plan. Explaining that eminent domain is a tool that is used so property can be acquired at a reasonable price, Mr. Clawson emphasized that it would only be used as a last resort. He indicated that the redevelopment plan will unlock the value of the subject property, and noted that there is still a lot of work to be done.

Continuing, Mr. Clawson stated that if private developers develop in the area, property will become unaffordable for the current residents, many of whom are low-income. He explained that non-profit homebuilders could build low-income housing and manage the units, and social service providers could also participate in the effort. Mr. Clawson indicated that there are many reasons why the City is looking at getting deeply involved in the redevelopment, and he fears that if the City does not step in, gentrification of the area will result.

Citizen Comment: Schaub - Highlands Sub-Area Plan

Sarah Schaub, 15123 SE 140th Pl., Renton, 98059, yielded her time to Inez Petersen.

Citizen Comment: Petersen - Highlands Sub-Area Plan

Inez Petersen, 3306 Lake Washington Blvd. N., #3, Renton, 98056, stated that she asked the City, via a letter in mid-February, to conduct a financial analysis to determine if the Highlands redevelopment project would work if people were given fair market value for their property. She noted that it appears the analysis was not conducted, as she received no response to the letter.

Citizen Comment: Sagafi - Homeowners Association Dues, Traffic Concerns

John Sagafi, 2020 Grant Ave. S., E-203, Renton, 98055, reported that his homeowners association dues have more than doubled over the past few years, while amenities have decreased. On another subject, Mr. Sagafi expressed concern regarding traffic problems on S. Grady Way, SR-167, Benson Rd. S., and the intersection of Talbot Rd. S. and S. Grady Way.

Mayor Keolker stated that the City has no authority over homeowners associations, and she asked that Planning/Building/Public Works Administrator Gregg Zimmerman talk to Mr. Sagafi about his traffic concerns.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 3/20/2006

Approval of Council meeting minutes of 3/20/2006. Council concur.

AJLS: Reorganization of Personnel in Mayor's Office

Administrative, Judicial and Legal Services Department recommended reorganization of personnel in the Mayor's Office to include the reclassification of two positions and the relocation of the special events function to the Community Services Department. Refer to Committee of the Whole.

Lease: Chamber of Commerce, Airport, LAG-61-633

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of an addendum to LAG-61-633, airport lease with the Greater Renton Chamber of Commerce, to increase the ground rate from \$6,789.12 to \$7,522.56 (\$.7072 to \$.7836 per square foot) annually. Council concur.

Zoning: 2005 Annual Update of Zoning Book & Wall Map

Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the 2005 annual update of the City's Zoning Book and Wall Map. Council concur. (See page 84 for ordinance.)

City Clerk: Public Records Officer Appointment

Legal Division recommended adoption of a resolution appointing the City Clerk as the Public Records Officer for the City of Renton. Council concur. (See page 84 for resolution.)

Public Works: Cedar River Section 205 Flood Damage Reduction 2006 Monitoring Plan, Golder Associates

Utility Systems Division recommended approval of a consultant agreement in the amount of \$102,660.33 with Golder Associates, Inc. to implement the 2006 Monitoring Plan for the Cedar River Section 205 Flood Damage Reduction project. Council concur.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS

Finance Committee

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 246577 - 247136 and one wire transfer totaling \$2,096,875.78; and approval of Payroll Vouchers 62655 - 62840, one wire transfer, and 609 direct deposits totaling \$1,997,512.73. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Works: Transportation
Systems Director Position
Reclassification, Deputy
Administrator Hire at Step E

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the reorganization of the Planning/Building/Public Works Department by reclassifying the Transportation Systems Division Director Position to Deputy Planning/Building/Public Works Administrator - Transportation. The Committee further recommended that the Administration be authorized to hire Peter Hahn as the Deputy Planning/Building/Public Works Administrator - Transportation at Step E of Grade m45, effective 3/16/2006. MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See later this page for ordinance.)

RESOLUTIONS AND ORDINANCES

Resolution #3800

City Clerk: Public Records
Officer Appointment

A resolution was read appointing the City Clerk as the Public Records officer of the City of Renton. MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and referred to the Council meeting of 4/3/2006 for second and final reading:

Zoning: 2005 Annual Update
of Zoning Book & Wall Map

An ordinance was read adopting the 2005 amendments to the zoning classifications of properties located within the City of Renton. MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/3/2006. CARRIED.

Public Works: Transportation
Systems Director Position
Reclassification, Deputy
Administrator Hire at Step E

An ordinance was read amending the 2006 Budget by transferring funds from Fund 317 to Fund 103, and amending Section 3-7-5B of Chapter 7, Planning/Building/Public Works Department, of Title III (Departments) of City Code by creating a position for a Deputy Planning/Building/Public Works Administrator - Transportation, eliminating a position for a Transportation Systems Director, and declaring an emergency. MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/3/2006. CARRIED.

NEW BUSINESS

Public Safety: Calling 911

Councilwoman Nelson stated that two residents recently informed her that their cars had been prowled, and they did not report the incidents to the police because nothing of value was taken. Ms. Nelson stressed the importance of reporting incidents, even if they do not seem important, so that the Police Department is aware of what is happening. Mayor Keolker added that crime patterns are tracked, and resources are directed to where they are needed. She pointed out that calls to 911 are prioritized, and emergency situations are not adversely affected by the reporting of minor incidents.

Community Services:
Missoula Childrens Theater
Production at Carco Theatre

Councilwoman Palmer reported that the Missoula Children's Theater held auditions today for a production of *Robin Hood*. Rehearsals run from March 28th to March 31st, culminating in two performances on April 1st at Carco Theatre. She stated that this is the third year that this widely respected theater group has come to Renton, and she encouraged citizens who are looking for fun family entertainment to attend the show.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY PALMER, COUNCIL ADJOURN.
CARRIED. Time: 7:47 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
March 27, 2006